094.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,200 / 718,200
					USE VALUE:	718,200 / 718,200
					ASSESSED:	718,200 / 718,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUTLER DANIEL
Owner 2:	BUTLER JENNIFER
Owner 3:	
Street 1:	14 AERIAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRAJEWSKI ROBERT P/ETAL -
Owner 2:	OROZCO OLIVIA ESPIRITU -
Street 1:	14 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1490 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	313,900		404,300	718,200
Total Card	0.121	313,900		404,300	718,200
Total Parcel	0.121	313,900		404,300	718,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.01 | /Parcel: 482.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	61177
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!7690!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,900	0	5,250.	404,300	718,200	718,200	Year End Roll	12/18/2019
2019	101	FV	238,800	0	5,250.	410,000	648,800	648,800	Year End Roll	1/3/2019
2018	101	FV	238,800	0	5,250.	306,100	544,900	544,900	Year End Roll	12/20/2017
2017	101	FV	238,800	0	5,250.	277,200	516,000	516,000	Year End Roll	1/3/2017
2016	101	FV	238,800	0	5,250.	265,700	504,500	504,500	Year End	1/4/2016
2015	101	FV	225,700	0	5,250.	225,200	450,900	450,900	Year End Roll	12/11/2014
2014	101	FV	225,700	0	5,250.	213,700	439,400	439,400	Year End Roll	12/16/2013
2013	101	FV	225,700	0	5,250.	203,300	429,000	429,000		12/13/2012

PRINT

Date	Time
12/10/20	22:18:17

LAST REV

Date	Time
10/05/18	12:12:16
apro	
7690	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAJEWSKI ROBER	32064-418		11/17/2000		315,000	No	No	4	
CARTER MARY	24629-312		6/17/1994		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	266	Wood Dec	2,500	C		G6	GR FY06	ADD DECK TO REAR
3/20/1997	122	Manual	2,500					WINDOW-KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	336	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
3/2/2001	MLS	MM	Mary M
2/2/2000	Meas/Inspect	197	PATRIOT
8/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	70.	1.10	5									404,250						404,300	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,250 | Spl Credit | Total: 404,300

USER DEFINED

Prior Id # 1:	61177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385664
Depreciation:	71733
Depreciated Total:	313930

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

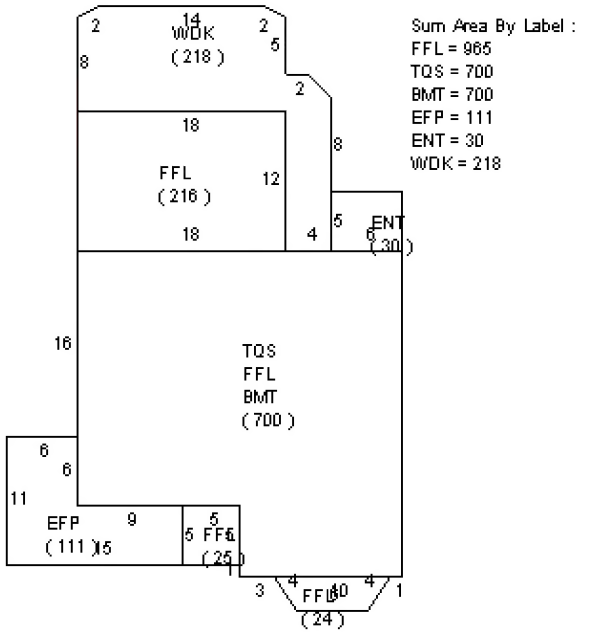
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	123.15
Final Total:	313900	Val/Su SzAd	210.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	965	175.480	169,341
BMT	Basement	700	52.640	36,851
TQS	3/4 Story	525	175.480	92,128
WDK	Deck	218	10.590	2,308
EFP	Enclos Porch	111	51.750	5,744
ENT	ENTRY	30	26.400	792

Net Sketched Area:	2,549	Total:	307,164
Size Ad	1490	Gross Are	2724	FinArea	1490
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc